

**APPENDIX H – PHASE I ENVIRONMENTAL SITE  
ASSESSMENT**



**DRAFT PHASE I**  
**ENVIRONMENTAL SITE ASSESSMENT**  
**Civic Center Park (Aquatic Center)**  
**Property Acquisition**  
**Elk Grove, California**

Prepared for  
**City of Elk Grove**

**April 2013**

Prepared by  
**Blackburn Consulting**  
2491 Boatman Ave  
West Sacramento, CA 95691

**DRAFT Phase I Environmental Site Assessment**  
**Civic Center Park (Aquatic Center) Property Acquisition**  
**Elk Grove, California**

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Geotechnical • Construction Services • Forensics

BCI File No. 2101.X050  
April 17, 2013

Mr. Gary Otremba  
City of Elk Grove  
8401 Laguna Palms Way  
Elk Grove, CA 95758

Subject: **DRAFT PHASE I ENVIRONMENTAL SITE ASSESSMENT  
Civic Center Park (Aquatic Center) Property Acquisition  
Elk Grove, California**

Dear Mr. Otremba,

Blackburn Consulting (BCI) prepared this Draft Phase I Environmental Site Assessment for the Civic Center Park (Aquatic Center) Property Acquisition project. The purpose of this assessment is to identify recognized soil and groundwater contamination and hazardous material conditions that may significantly impact property acquisition. This report specifically addresses eight parcels (APN 132-1990-007, -009, -010, -011, -012, -014, -015 and -017) and was prepared in accordance with our proposal dated March 8, 2013.

As always, BCI appreciates the opportunity to be part of your team. Please call if you have questions or require additional information.

Sincerely,

**BLACKBURN CONSULTING**

Laura Long  
Environmental Engineer

Jeffrey S. Patton, PE  
Principal Engineer

## **EXECUTIVE SUMMARY**

Blackburn Consulting (BCI) completed this Environmental Site Assessment (ESA) Phase I to identify recognized environmental conditions<sup>1</sup> (RECs) that may be present within and/or adjacent to the subject acquisition parcels. This report specifically addresses eight contiguous parcels (APN 132-1990-007, -009, -010, -011, -012, -014, -015 and -017) located in Elk Grove, California. We prepared this report in general conformance with the American Society of Testing and Materials (ASTM) Standard E1527-13, "Standard Practice for Environmental Site Assessments Phase I Environmental Site Assessment Process."

This ESA concludes that there are potential recognized environmental conditions (RECs) at the site.

### **Potential Hazardous Material/Environmental Conditions located at the Acquisition Parcels**

#### **APN 132-1990-014 - Asbestos Containing Materials/Lead Based Paint and Unspecified Hazardous Material Conditions**

- The three houses at this parcel were built circa 1980. Construction materials used prior to 1980 may contain asbestos and/or lead containing paint. Because demolition is anticipated as part of this project, a properly certified inspector should survey the structures for lead based paints (LBP) and asbestos containing material (ACM).
- In addition to asbestos and lead containing building materials, the three abandoned homes may have associated leach fields, septic tanks, and buried heating oil tanks.

#### **APN 132-1990-015 - Historic Home Site and Orchard**

- A historic home site and several associated buildings were identified at this parcel. All of the buildings are now removed. A concrete water tank is the only remaining structure. Potential issues associated with the identified land use include leach fields, septic tanks, buried heating oil tanks, and pesticide mixing and/or storage (old barn site).
- This parcel was first identified as an active nut orchard on the 1971 Historic Aerial Photograph. By 2005, a portion of the orchard had been cleared in preparation for the development of Lotz Parkway. Persistent pesticides such as DDT and lead arsenate were commonly used prior to 1972. We recommend a limited shallow soil investigation to screen for persistent pesticides at this parcel.

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<sup>1</sup> BCI uses the term Recognized Environmental Condition (REC) in general compliance with ASTM E1527-13, which defines the meaning as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to any release to the environment, (2) under conditions indicative of a release to the environment or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies. Conditions determined to be de minimus are not recognized environmental conditions."

**APN 132-1990-007, APN 132-1990-009, APN 132-1990-014, and APN 132-1990-017 -  
Historic Agricultural Land**

- These parcels have been used historically for agricultural purposes. On April 4, 2013 BCI contacted Ms. Debbie Thompson with the Sacramento County Agricultural Commissioner's office to discuss agricultural land use in the area. Ms. Thompson indicated that the area had been heavily farmed since the 1930's with rice, strawberries, seasonal row crops, hay crop and irrigated pastureland. Prior to the 1930's, Ms. Thompson believed the area was developed as nut orchards but could not confirm this because records were not kept for that time period. Persistent pesticides such as DDT and lead arsenate were commonly used prior to 1972. We recommend a limited shallow soil investigation to screen for persistent pesticides at these parcels.

**Potential Hazardous Material Conditions located Adjacent to the Acquisition Property**

Our research found no recorded REC's on the adjacent parcels.

## **1. INTRODUCTION**

In accordance with our proposal dated March 8, 2013, Blackburn Consulting (BCI) prepared this Phase I Environmental Site Assessment (ESA) for the City of Elk Grove's proposed purchase of the following eight contiguous parcels:

APN 132-1990-007  
APN 132-1990-009  
APN 132-1990-010  
APN 132-1990-011  
APN 132-1990-012  
APN 132-1990-014  
APN 132-1990-015  
APN 132-1990-017

The parcels will be acquired as part of the City of Elk Grove's Civic Center Park (Aquatic Center) Project located in Elk Grove, California. The purpose of this ESA is to identify recognized environmental conditions<sup>2</sup> (RECs) and potential RECs that may affect the proposed property acquisition. We prepared this report in general conformance with the American Society of Testing and Materials (ASTM) Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

To conduct this ESA, BCI:

- Conducted a site visit to observe current land use and potential indications of contamination at the proposed acquisition parcels, and view publicly accessible portions of the adjacent properties;
- Contacted the City of Elk Grove to conduct owner/operator interviews;
- Contacted the Sacramento County Agricultural Commissioner's office;
- Reviewed historical aerial photographic and topographic maps and City Directory coverage of the site and surrounding properties to identify past and present land use for indications of potential sources of contamination;
- Performed federal, state, and county records review for indications of the use, misuse, or storage of hazardous materials at or adjacent to the acquisition parcels. This commercial records review was provided by Environmental Data Resources, Inc. (EDR) of Southport, Connecticut; and
- Reviewed the general site geology, ground water, and soil conditions through published maps and literature.

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<sup>2</sup> BCI uses the term Recognized Environmental Condition (REC) in general compliance with ASTM E1527-13, which defines the meaning as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to any release to the environment, (2) under conditions indicative of a release to the environment or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of the appropriate regulatory agencies. Conditions determined to be de minimus are not recognized environmental conditions."



## **2. PROJECT DESCRIPTION AND LOCATION**

The project includes acquisition of eight parcels (APN 132-1990-007, -009, -010, -011, -012, 014, -015 and -017). Total area of the eight parcels is approximately 51 acres and the shape is generally rectangular. The project area is located immediately south of Civic Center Drive, east of Big Horn Boulevard, north of Lotz Parkway, and west of undeveloped land. The site is approximately 1,860 feet long (north to south) and 1,350 feet wide (west to east). Figure 1 is a Vicinity Map and Figure 2 is a Site Plan of the proposed acquisition properties including associated Assessor Parcel Numbers (APNs).

### **2.1 Current Land Use**

**Parcel APN 132-1990-007:** The north (Civic Center Drive) and west (Big Horn Boulevard) edges are landscaped with grass and pedestrian sidewalks. The remaining portion of the parcel is undeveloped. The ground surface is covered by grasses, low shrubs and dirt.

**Parcel APN 132-1990-009:** This parcel is primarily undeveloped with the exception of the northern edge (along Civic Center Drive) which is landscaped with grass and a pedestrian sidewalk. The parcel is irregular in shape and is bordered by historic Johnson Road to the west, wetlands to the south and undeveloped land to the east. Adjacent to the northeast corner is a water treatment facility. The ground surface of the entire parcel is covered with grasses, low shrubs and dirt.

**Parcel APN 132-1990-010:** This parcel is undeveloped and is bordered by wetlands to the north and a dirt road to the south. A barbed wire fence is present along the south border. The ground surface is covered by thick grass, dense shrubs and trees.

**Parcels APN 132-1990-011 and -012:** These parcels are undeveloped and delineated as wetlands. An orange marking fence is visible along portions of the perimeter. Several ponds were present. The ground surface is covered with grasses, dense shrubs and trees.

**Parcel APN 132-1990-014:** This parcel is developed with three houses. The properties are abandoned, the houses boarded up and the yards are unkempt and overgrown. A small shed/chicken coop was located behind one house at the southeast corner of the parcel. Debris and trash piles are present throughout the parcel.

**Parcel APN 132-1990-015:** This parcel is currently undeveloped. It is bordered by a dirt road to the north, and Lotz Parkway to the south. An old orchard is located on the east portion of the property. A historic home and barn have been demolished and the debris cleared from the site. The remaining structure is a concrete water tank/tower located near the former residence. Minor debris relict from building demolition remains at the ground surface.

**Parcel APN 132-1990-017:** This parcel is undeveloped except for a local utility station which includes a paved driveway and parking area and small utility building.

Regionally, the area surrounding the eight acquisition parcels includes Big Horn Boulevard/residential housing to the west, Civic Center Drive to the north, undeveloped land to the east, and Lotz Parkway/Consumes Oak High School to the south.

## **2.2 Topography and Drainage**

The topography within and surrounding the project area is generally flat. The site elevation is approximately 32 to 42 feet above mean sea level (msl) based on the USGS Target Property Map 38121-D3 Elk Grove, California, 1979 (EDR Report, Appendix D). Drainage for the area is generally towards the wetland area (parcels 132-1990-011 and -012) and discharges to the west via culvert under Big Horn Boulevard.

## **2.3 General Geologic Conditions**

The parcels are in the southern Sacramento Valley. Physiographically, the area is along the eastern edge of the Great Valley Geomorphic Province. This province includes the Sacramento and San Joaquin Valleys, which are bounded by the Sierra Nevada on the east and the Coast Ranges on the west. The Sacramento Valley is a structural trough that represents the northern third of the Great Valley.

The relatively flat surface of the Sacramento Valley is underlain by alluvial, lacustrine, and marine sedimentary deposits that have accumulated as the structural trough formed while the adjacent mountain ranges were rising. The thickness of the sediments varies from a thin veneer along the valley margins to thousands of feet at the axis of the trough. The main axis of the trough is oriented north-south along the valley's main drainage axis.

Based on site reconnaissance/mapping and published geologic maps the subject area is immediately underlain by Pleistocene age (greater than approximately 600,000 years old) alluvial sediments of the Riverbank Formation. Soil mapping<sup>3</sup> show the site soil consists of San Joaquin silt loam and clay loam.

## **2.4 Surface Water, Groundwater and Wells**

Elk Grove is considered part of the Central Sacramento Valley Groundwater Basin. BCI reviewed ground water level data made available by the California Department of Water Resources (DWR) website (<http://www.cd.water.ca.gov>) and available ground water elevation maps (DWR, 2008). These records indicate that regional ground water in the property vicinity is approximately 40-60 feet below ground surface (bgs). Groundwater flow is generally to the south and west.

Parcels APN 132-1990-011 and APN 132-1990-012 are comprised of wetlands identified on the National Wetland Inventory. Water is present year round with seasonal increases/decreases. The wetland area drains to the west via a culvert under Big Horn Boulevard.

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<sup>3</sup> Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>.

There are eight Federal USGS wells, six State Database wells, and one State Oil/Gas well located within a one mile radius of the acquisition sites. A majority of Elk Grove's drinking water comes from ground water with additional supplies from local surface water.

There is a water well identified on the west side of Johnston Road at APN 132-1990-014 (1968 Topographic Map). This is consistent with our observations (i.e. water storage tank) in the rear yard of the same parcel (Photo 29 of this report). Given the past agricultural and domestic use of the site additional wells may be present.

## **2.5 Historic Land Use**

### **2.5.1 Aerial Photograph Review**

Aerial photos from 1937, 1947, 1952, 1961, 1971, 1981, 1993, 1998, 2005, 2006, 2009 and 2010 as listed below:

- 1937 Photo by Laval, Scale 1"=555'*
- 1947 Photo by USGS, Scale 1"=655'*
- 1952 Photo by Pacific Air, Scale 1"=555'*
- 1961 Photo by Cartwright, Scale 1"=555'*
- 1971 Photo by Cartwright, Scale 1"=333'*
- 1981 Photo by Cartwright, Scale 1"=333'*
- 1993 Photo by USGS, Scale 1"=666'*
- 1998 Photo by EDR, Scale 1"=500'*
- 2005 Photo by EDR, Scale 1"=500'*
- 2006 Photo by EDR, Scale 1"=500'*
- 2009 Photo by EDR, Scale 1"=500'*
- 2010 Photo by EDR, Scale 1"=500'*

Historical aerial photography was reviewed to identify conditions that may indicate potential hazardous materials issues within or adjacent to the acquisition parcels. Aerial photographs are provided in Appendix A. The following summary highlights these findings.

**Parcel APN 132-1990-007:** In 1937 this parcel is divided and appears to be part of two larger parcels. The area is developed for agriculture as early as 1937 and appears to have been farmed continually until 1981. In 1993 the site is fallow but by 1998 the fields appear to be actively farmed again. In 2006, the delineations visible on the aerial photo appear consistent with the current parcel boundaries; Big Horn Boulevard delineates the west boundary, and Civic Center Drive delineates the north boundary. A gravel area that appears to be construction staging is present in the northwest corner.

**Parcel APN 132-1990-009:** In 1937 the parcel appears to have large areas of water in the southern portion, but is reduced to a stream in 1947. In 1952 the parcel appears to be undeveloped land or pastureland. By 1961 the parcel appears under cultivation until 2006, when the parcel is no longer cultivated.

**Parcel APN 132-1990-010:** In 1937 the parcel is undeveloped. The southeast corner is covered by a large area of water and a dirt road delineates the southern border of the parcel. In 1947 the large area of water is not visible but a stream exists to the north. From 1952 to present day the parcel is undeveloped and is covered by vegetation and a row of trees planted along the dirt road.

**Parcels APN 132-1990-011 and APN 132-1990-012:** In 1937 the parcels are covered in irregular shaped bodies of water, however, in 1947 the bodies of water are no longer visible and a stream cuts across the parcels in an east-west direction. In 1952 more streams and larger bodies of water are visible. The stream/water extends only the width of the parcel not onto the adjacent parcels. In 1961 it appears that several man made ponds are present, however in 1981 the landscape is natural again. The parcel becomes more densely wooded from 1981 to the present day.

**Parcel APN 132-1990-014:** In 1937 a dirt road is present delineating the west side of the parcel. The parcel is undeveloped until 1961. Two houses are visible in 1961. In 1971 a third house is visible as well as driveways and several smaller structures. There are no significant changes except the surrounding trees becoming larger.

**Parcel APN 132-1990-015:** In 1937 the parcel is delineated by dirt roads to the north and west. There are several small structures in the middle of the parcel. The 1947 photo is blurry. In 1952 there is a large structure (barn) on the west side and a grouping of buildings within some large trees on the east side. The 1961 photo shows additional buildings, but the trees are cleared. There are no significant changes until 1971 when an orchard appears to be present throughout the site. In 2005 portions of the orchard and several small structures are cleared; the remaining orchard, barn, house and water tank/tower remain. The 2006, 2009 and 2010 aerial photographs show no significant changes.

**Parcel APN 132-1990-017:** In 1937, based on delineations on the aerial photography, this parcel appears to be part of a larger parcel. The parcel is under cultivation as early as 1937 and appears to have been farmed continually until 1998. In 2006 a paved Big Horn Boulevard delineates the west boundary of the parcel. In 2010 a paved driveway, parking area and small utility station are visible on the north side of the parcel.

### 2.5.2 Topographic Map Review

Topographic maps reviewed include 30-minute quad maps from 1894, 7 ½ -minute quad maps from 1909, 1953, 1968, 1975, and 1980; and a 15 minute quad map from 1947. Copies of topographic maps are provided in Appendix B. This summary includes the noted changes within and adjacent to the subject parcels as recorded on the maps:

**1894:** The subject parcel boundaries are not defined.

**1909:** Unpaved Johnston Road and Laguna Springs Drive are present.

**1947:** Two structures are present on APN 132-1990-015. The unpaved road on the north property boundary of APN 132-1990-015 is present.

**1953:** The unpaved road north of APN 132-1990-015 is extended eastward.

**1968:** A well and three structures are present on APN 132-1990-014. Wetlands are identified on APN 132-1990-011 and -012.

**1975 and 1980:** No significant changes.

### 2.5.3 Historical Sanborn® Map Review

Sanborn Maps do not exist for the subject parcels or the surrounding area.

## **3. RECORDS REVIEW**

### **3.1 County, State and Federal Records Review**

Environmental Data Resources, Inc. (EDR) provided a “Radius Map with GeoCheck” for the subject parcels. We include a copy of the EDR Report’s Executive Summary in Appendix C. The remainder of the report is included on a CD, also in Appendix D. The search includes a review of county, state, and federal databases for sites located within a 1-mile radius from the approximate outline of the subject parcels. The EDR report includes a complete listing of the databases searched. Sites with adequate address information are plotted on EDR’s site plan “EDR Radius Map with Geocheck”. EDR lists sites with inadequate address information as “orphan sites” and does not provide mapped locations. BCI reviewed the complete list of 14 “orphan sites” identified by EDR and determined that none of these sites appear to be located within or adjacent to the subject parcels.

### **3.2 Summary of Records Search**

To generate this summary, we reviewed the EDR database records search for all sites listed within the searched area. The EDR records review did not identify sites with RECs or potential RECs at or immediately adjacent to the acquisition parcels. The EDR database does not list any potential hazardous waste issues, which may restrict the use of these parcels.

### **3.3 Historical City Directory Review**

A historical City of Elk Grove Directory was reviewed to look for evidence of hazardous materials conditions at or near the subject parcels. The City Directory review did not identify any conditions that are not already identified in other sections of this report.

### **3.4 Title Documents Review**

BCI was not provided title documents for this assessment.

### **3.5 Sacramento County Agricultural Commissioner’s Office Interview**

BCI interviewed Ms. Debbie Thompson with the Sacramento County Agricultural Commissioner’s office to discuss agricultural land use in the area. Ms. Thompson indicated that the project area had been heavily farmed since the 1930’s with rice, strawberries, seasonal row crops, hay crop and irrigated pastureland. Prior to the 1930’s, Ms. Thompson believed the area was developed as nut orchards but could not confirm this because records were not kept for that time period.

#### **4. RECONNAISSANCE AND OWNER/OPERATOR INFORMATION**

BCI conducted a site reconnaissance on March 27, 2013. Observations were made from within and adjacent to the subject parcels. Photos from our site visit are included in Appendix D. Our observations generally support the land use descriptions and background data above with the following additions:

- APN 132-1990-014: Three abandoned houses are located on this parcel. Two were boarded up and locked and access was not available. One house was open and it appeared that mold was prominent in the kitchen area and likely throughout the house. These houses may include lead and asbestos containing building materials, septic systems and/or fuel oil tanks.
- APN 132-1990-015: Portions of an orchard were observed on the eastern portion of the parcel. The barn that appeared in the 2010 aerial photo is removed.

The City of Elk Grove did not provide owner/operator information or contacts for the subject parcels; consequently, no property owner/tenant interviews were performed.

#### **5. FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

This Environmental Site Assessment's objective was to:

- Determine whether there may be hazardous materials at or near the proposed acquisition parcels at concentrations likely to warrant mitigation pursuant to regulations;
- Identify recognized environmental conditions (RECs) and/or potential RECs at the proposed acquisition parcels which could affect property acquisition;
- Identify potential site contamination issues.

The assessment identified the following RECs and/or potential RECs.

##### **5.1 Known or Potential RECs at the Acquisition Parcels**

###### **APN 132-1990-014 - Asbestos Containing Materials/Lead Based Paint and Unspecified Hazardous Material Conditions**

- The three houses at this parcel were built circa 1980. Construction materials used prior to 1980 may contain asbestos and/or lead containing paint.

*Recommendation:* Because demolition is anticipated as part of this project, prior to demolition a properly certified inspector should survey the structures for lead based paints (LBP) and asbestos containing material (ACM).

- Existing site development includes three residences and one shed which can be an indication of potential contamination sources such as leach fields, septic tanks, and buried heating oil tanks.

### **APN 132-1990-015 - Historic Home Site and Orchard**

- A historic home site and several associated buildings were identified at this parcel. All of the structures have been removed during the past few years. A water tank is the only remaining structure. Common issues associated with the identified land use include leach fields, septic tanks, and buried heating oil tanks.
- This parcel was first identified as an active orchard on the 1971 Historic Aerial Photograph. By 2005, a portion of the orchard had been cleared in preparation for the development of Lotz Parkway. Persistent pesticides such as DDT and lead arsenate were commonly used in orchards prior to 1972.

*Recommendation:* We recommend a limited shallow soil investigation to screen for persistent pesticides at this parcel.

### **APN 132-1990-007, 132-1990-009, 132-1990-014, and 132-1990-017 - Historic Agricultural Land**

- These parcels have been used historically for agricultural purposes. On April 4, 2013 BCI contacted Ms. Debbie Thompson with the Sacramento County Agricultural Commissioner's office to discuss agricultural land use in the area. Ms. Thompson indicated that these parcels have been heavily farmed since the 1930's with rice, strawberries, seasonal row crops, hay crop and irrigated pastureland. Prior to the 1930's, Ms. Thompson believes the general area including the project parcels were developed as nut orchards, but could not confirm this because records were not kept for that time period. Persistent pesticides such as DDT and lead arsenate were commonly used prior to 1972.

*Recommendation:* We recommend a limited shallow soil investigation to screen for residual evidence of persistent pesticides.

### **5.2 Known or Potential RECs located Adjacent to the Subject Parcels**

Our research found no recorded REC's on the adjacent parcels.

## **6. LIMITATIONS**

The accompanying report summarizes the findings and opinions of Blackburn Consulting (BCI), with regard to the potential for hazardous materials to be present on the properties at concentrations likely to warrant mitigation under current statutes and guidelines. Our findings and opinions are based on information obtained on given dates or provided by specified individuals, through records review, site review, and related activities. Our information is only as good as the information provided to us. Conditions can change after we have made our observations. We cannot warrant or guarantee that hazardous materials do not exist at the described site. To further reduce your risk, invasive exploration may be necessary.

This report was prepared for the specific use of our client and applies only to the subject area. We are not responsible for interpretations by others of data presented in this report. This report does not represent a legal opinion. No warranty is expressed or implied. We base our conclusions in this report on judgment and experience. We performed this work in accordance with generally accepted standards of practice existing in northern California at the time of the assessment.

The scope of our investigation did not include determining the presence of radon, lead-based paint, or asbestos-containing materials. Identifying endangered species, geologic hazards, or archeological sites are also beyond the scope of this report.

The governmental records portion of this report is derived from public records and is updated on a continual basis. For this reason, we do not advise you to use this information to base a decision after 90 days of the issue date of this report. Also, conditions at the site can and will change over time. Please contact BCI to revise this report to reflect new information.

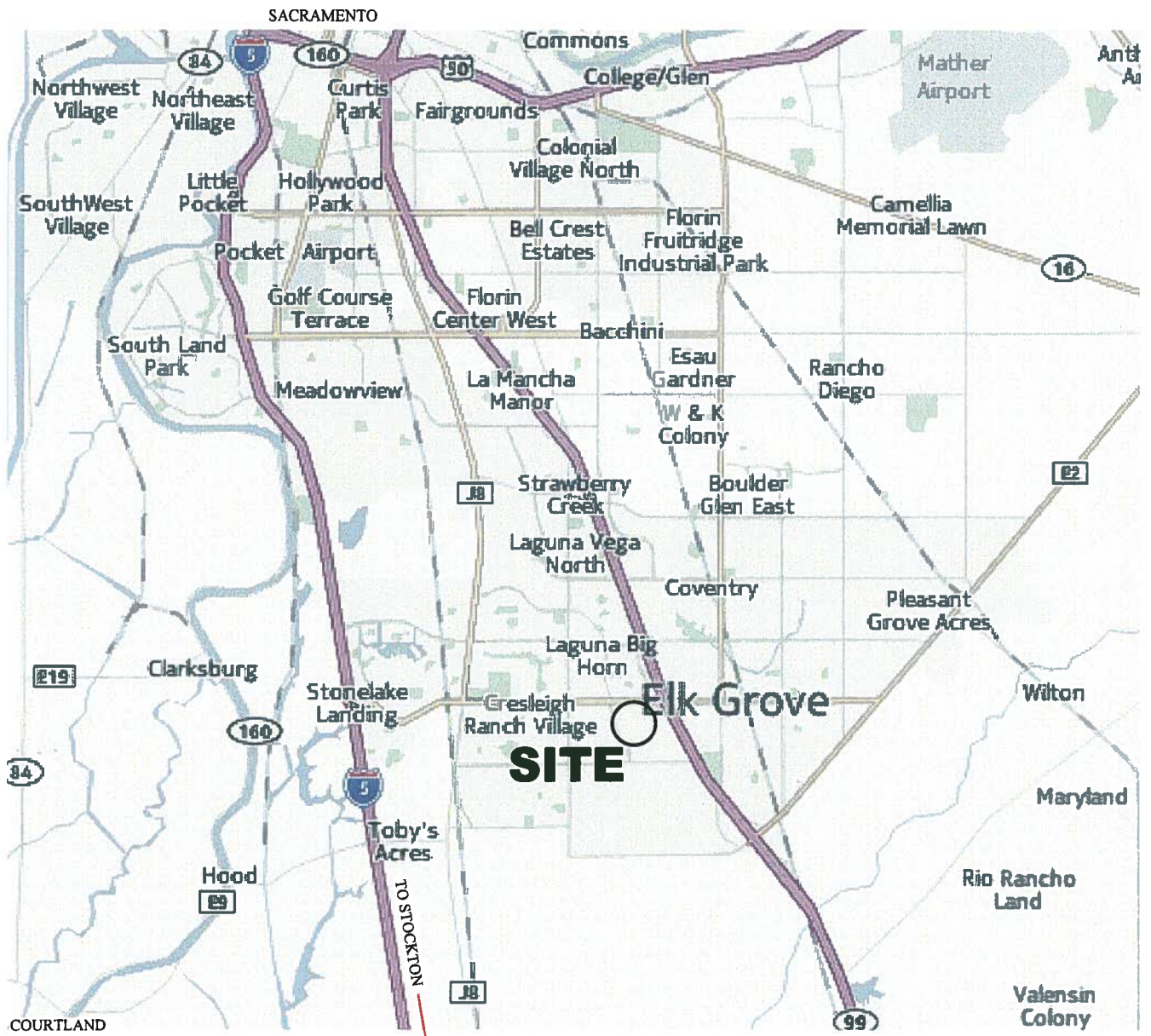


## **FIGURES**

Figure 1 – Vicinity Map

Figure 2 – Site Plan





NO SCALE

4/2/2013 2101.X 050 Fig 1 Elk Grove Civic Center Park.dwg



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**VICINITY MAP**  
 Elk Grove Civic Center Park (Aquatic Center)  
 Property Acquisition  
 Elk Grove, California

File No. 2101.X 050

April 2013

Figure 1

TO ELK GROVE  
BOULEVARD



NO SCALE

4/2/2013 2:01.X 050 Fig 2 Elk Grove Civic Center Park.dwg



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**SITE PLAN**  
 Elk Grove Civic Center Park (Aquatic Center)  
 Property Acquisition  
 Elk Grove, California

File No. 2101.X 050
April 2013
Figure 2

# APPENDIX A

## Aerial Photographs





**Civic Center Park Aquatic Center**  
Big Horn Boulevard/Lotz Parkway  
Elk Grove, CA 95757

Inquiry Number: 3554080.5  
March 26, 2013

## The EDR Aerial Photo Decade Package



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

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**Date EDR Searched Historical Sources:**

Aerial Photography March 26, 2013

**Target Property:**

Big Horn Boulevard/Lotz Parkway

Elk Grove, CA 95757

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1937	Aerial Photograph. Scale: 1"=500'	Flight Year: 1937	Laval
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	USGS
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	PacificAir
1961	Aerial Photograph. Scale: 1"=500'	Flight Year: 1961	Cartwright
1971	Aerial Photograph. Scale: 1"=500'	Flight Year: 1971	Cartwright
1981	Aerial Photograph. Scale: 1"=500'	Flight Year: 1981	Cartwright
1993	Aerial Photograph. Scale: 1"=500'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1998	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR



INQUIRY #: 3554080.5

YEAR: 1937

| = 500'



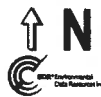




INQUIRY #: 3554080.5

YEAR: 1947

| = 500'





INQUIRY #: 3554080.5

YEAR: 1952

| = 500'





INQUIRY #: 3554080.5

YEAR: 1961

| = 500'





INQUIRY #: 3554080.5

YEAR: 1971

 = 500'





INQUIRY #: 3554080.5

YEAR: 1981

|—————| = 500'





INQUIRY #: 3554080.5

YEAR: 1993

|—————| = 500'





INQUIRY #: 3554080.5

YEAR: 1998


|—————| = 500'





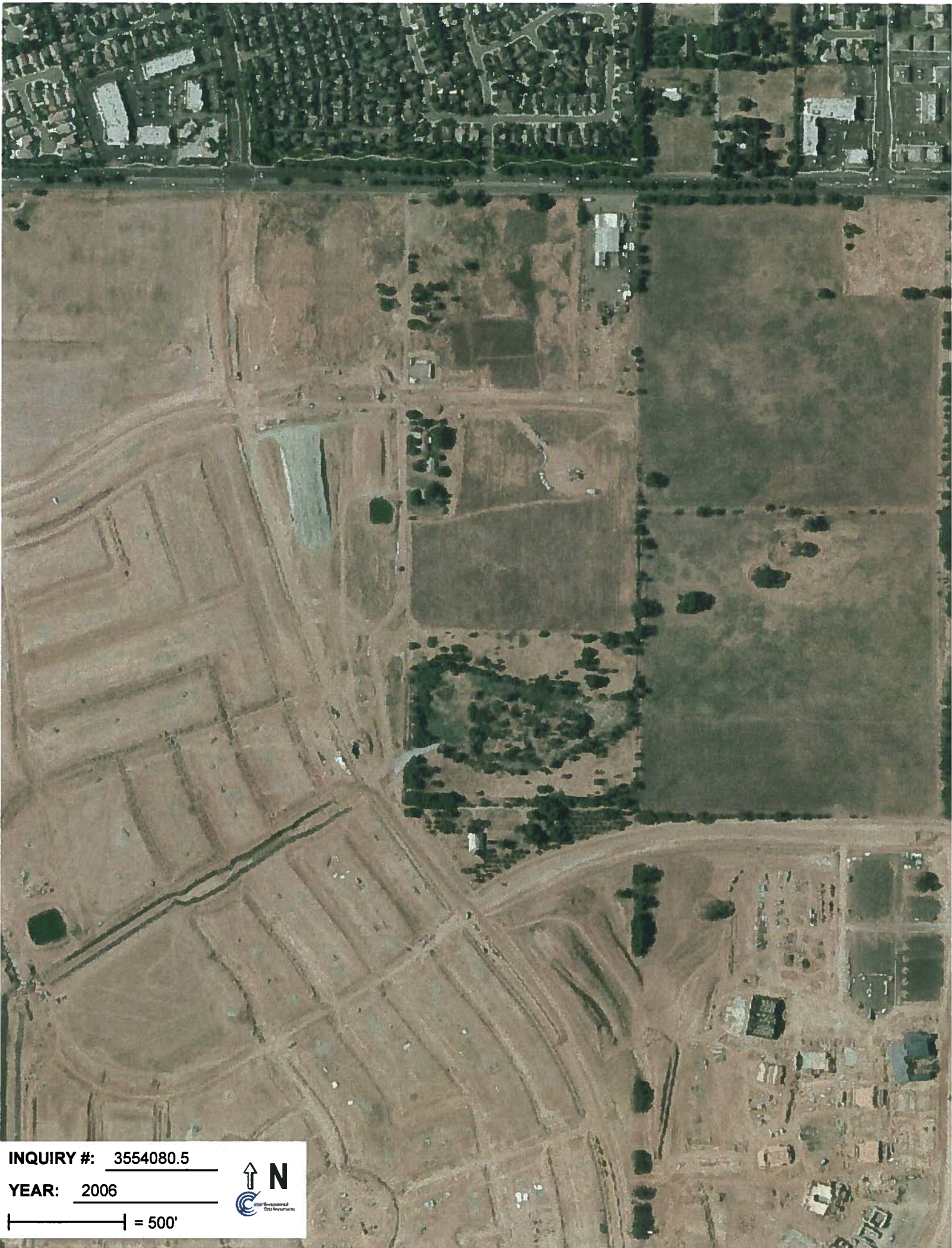
INQUIRY #: 3554080.5

YEAR: 2005

 = 500'





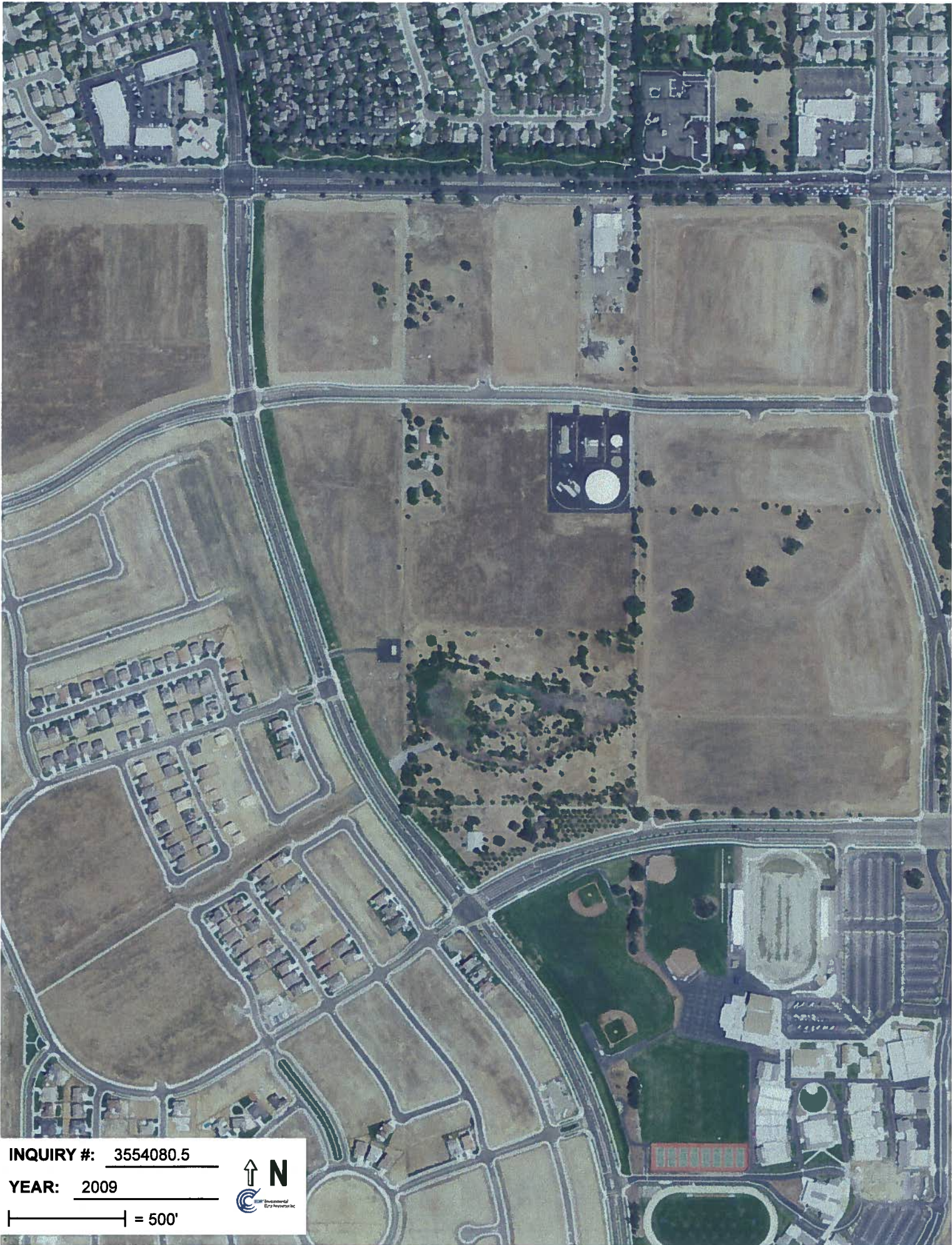


INQUIRY #: 3554080.5

YEAR: 2006

| = 500'



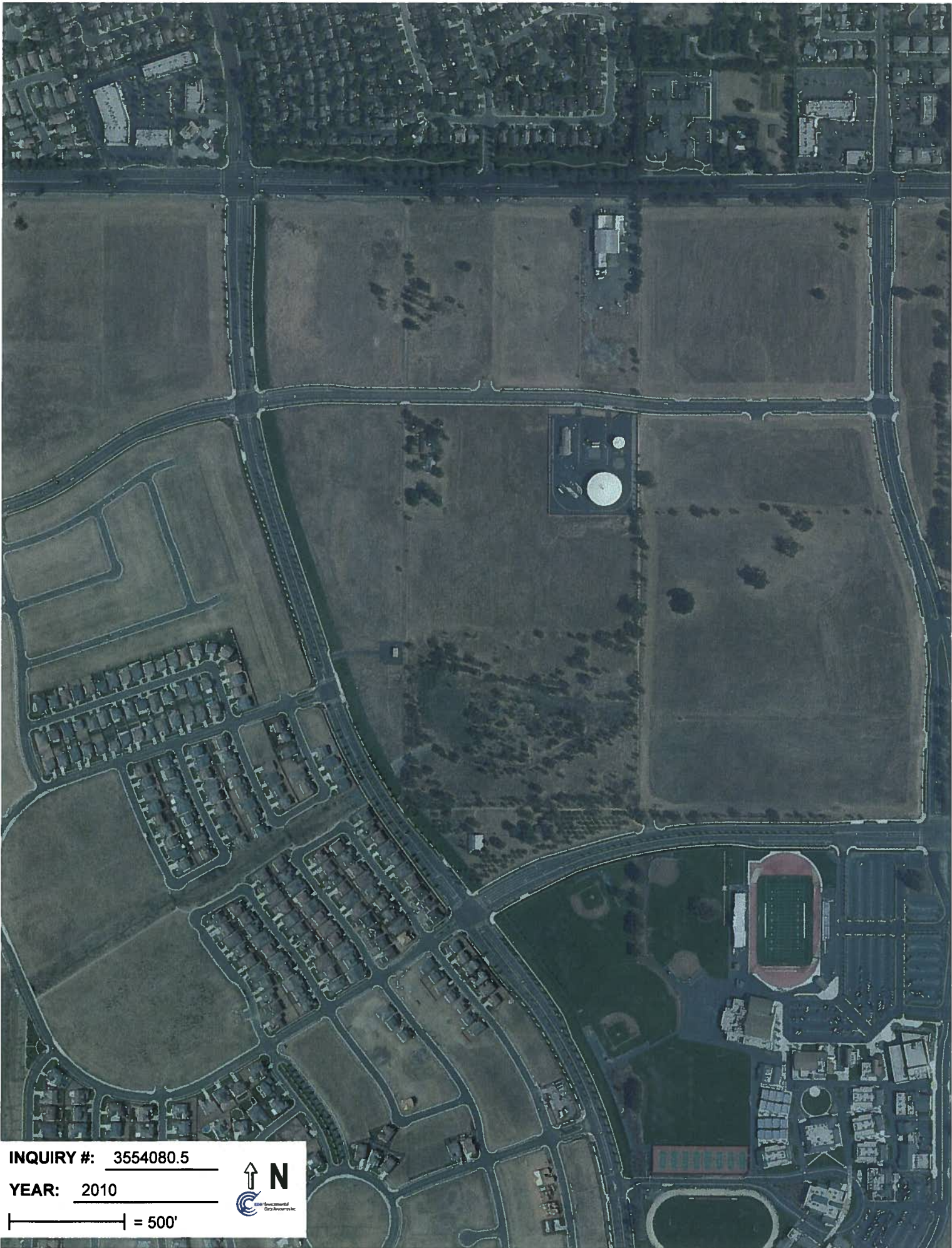


INQUIRY #: 3554080.5

YEAR: 2009


| = 500'





**INQUIRY #:** 3554080.5

**YEAR:** 2010


 = 500'



## **APPENDIX B**

### Topographic Maps





**Civic Center Park Aquatic Center**  
Big Horn Boulevard/Lotz Parkway  
Elk Grove, CA 95757

Inquiry Number: 3554080.4  
March 21, 2013

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

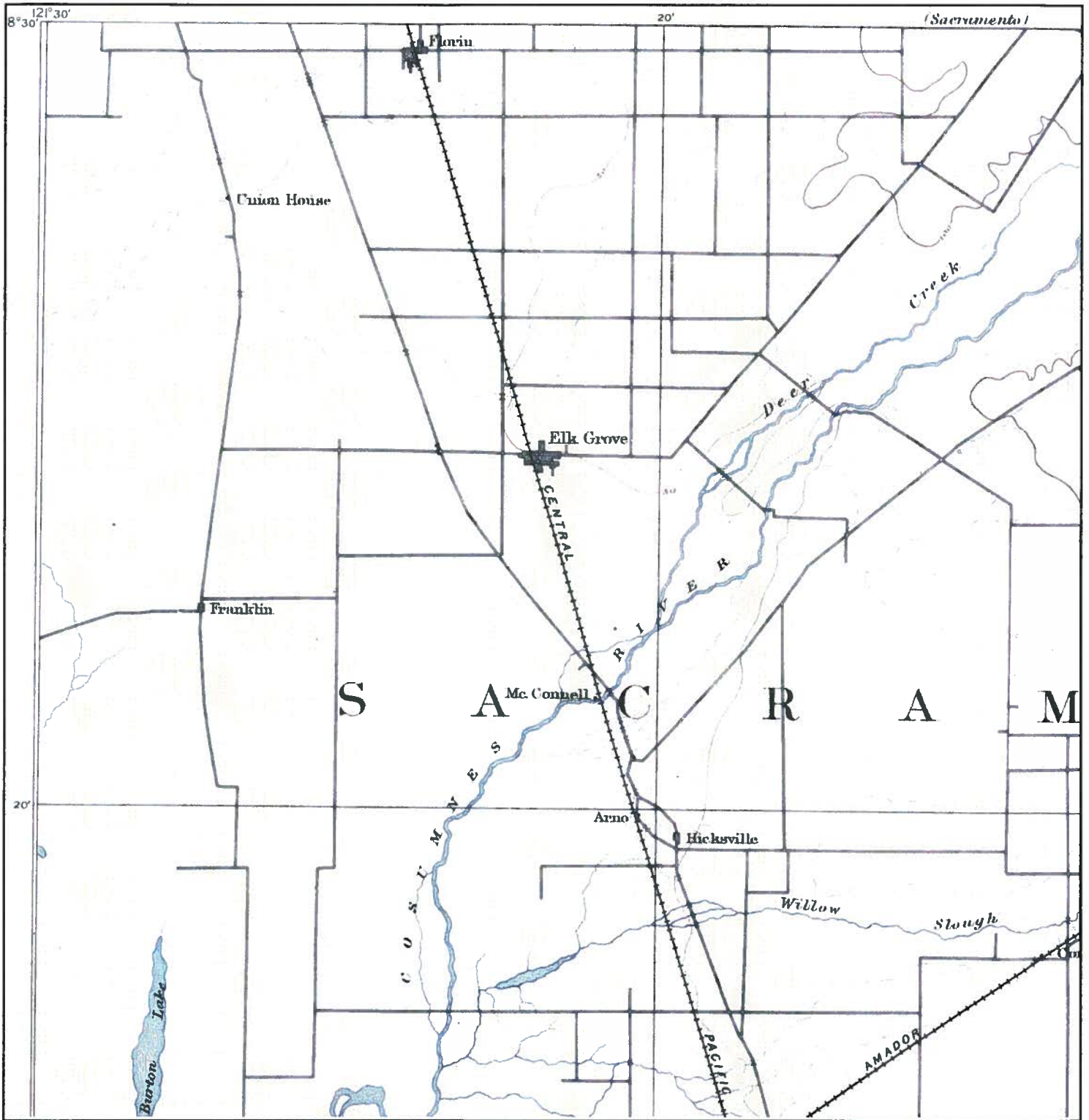
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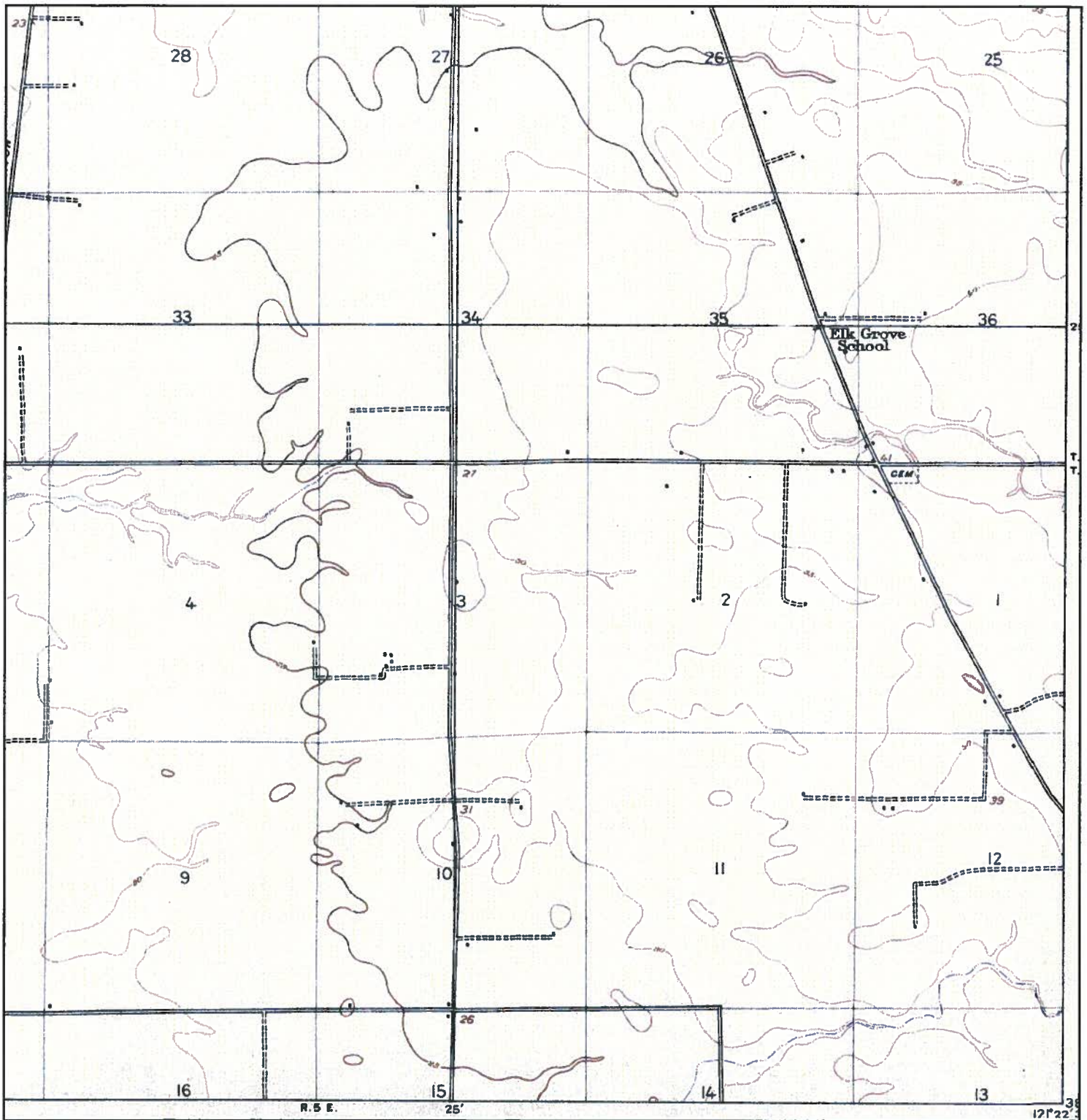
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# Historical Topographic Map



	<b>TARGET QUAD</b> NAME: LODI MAP YEAR: 1894	<b>SITE NAME:</b> Civic Center Park Aquatic Center <b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway Elk Grove, CA 95757 <b>LAT/LONG:</b> 38.404 / -121.4005	<b>CLIENT:</b> Blackburn Consulting <b>CONTACT:</b> Laura Long <b>INQUIRY#:</b> 3554080.4 <b>RESEARCH DATE:</b> 03/21/2013
	SERIES: 30 SCALE: 1:125000		

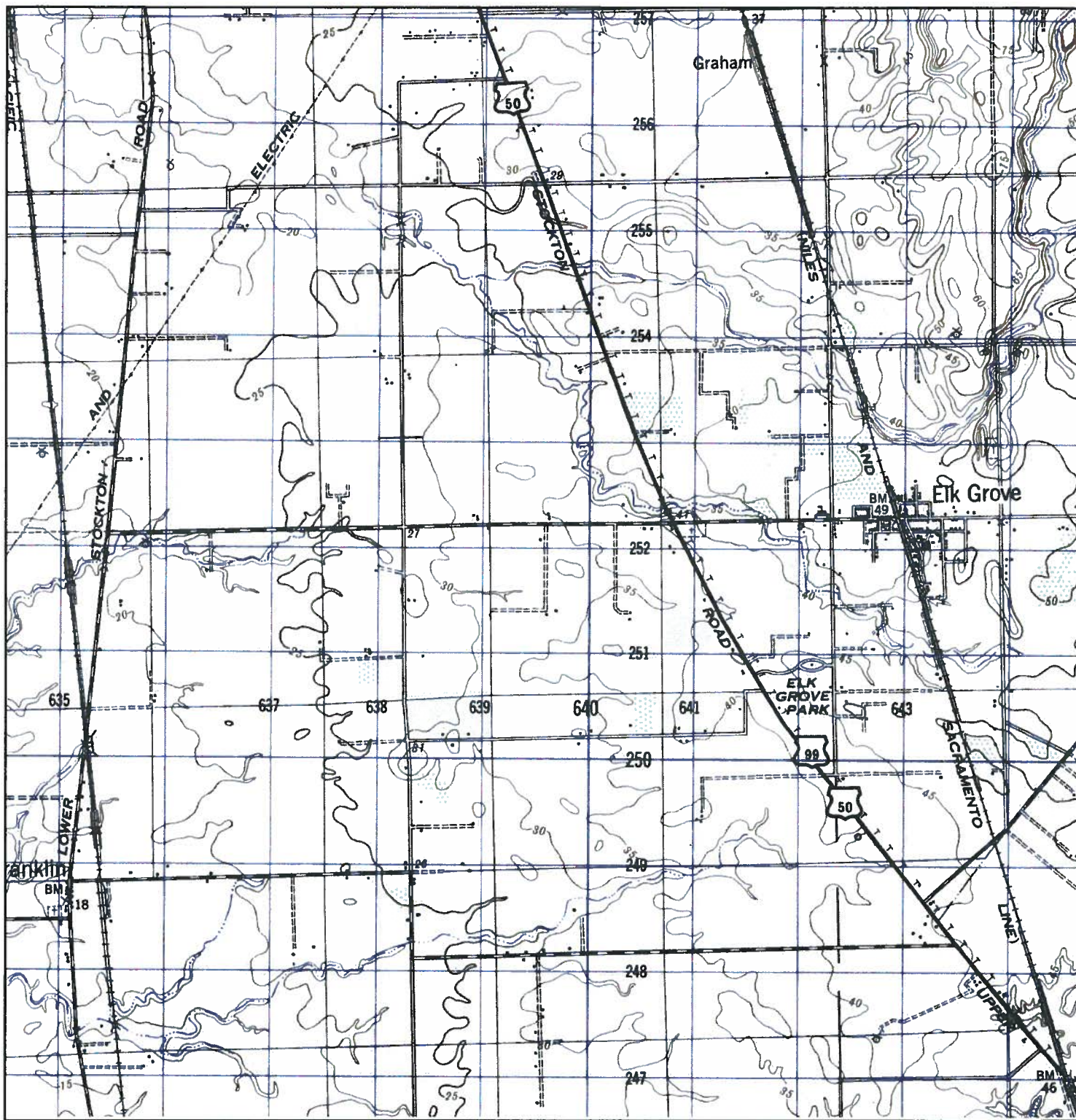
# Historical Topographic Map



<b>N</b> 	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Civic Center Park Aquatic Center	<b>CLIENT:</b> Blackburn Consulting
	<b>NAME:</b> FLORIN	<b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway	<b>CONTACT:</b> Laura Long
	<b>MAP YEAR:</b> 1909	<b>Elk Grove, CA 95757</b>	<b>INQUIRY#:</b> 3554080.4
	<b>SERIES:</b> 7.5	<b>LAT/LONG:</b> 38.404 / -121.4005	<b>RESEARCH DATE:</b> 03/21/2013
	<b>SCALE:</b> 1:31680		

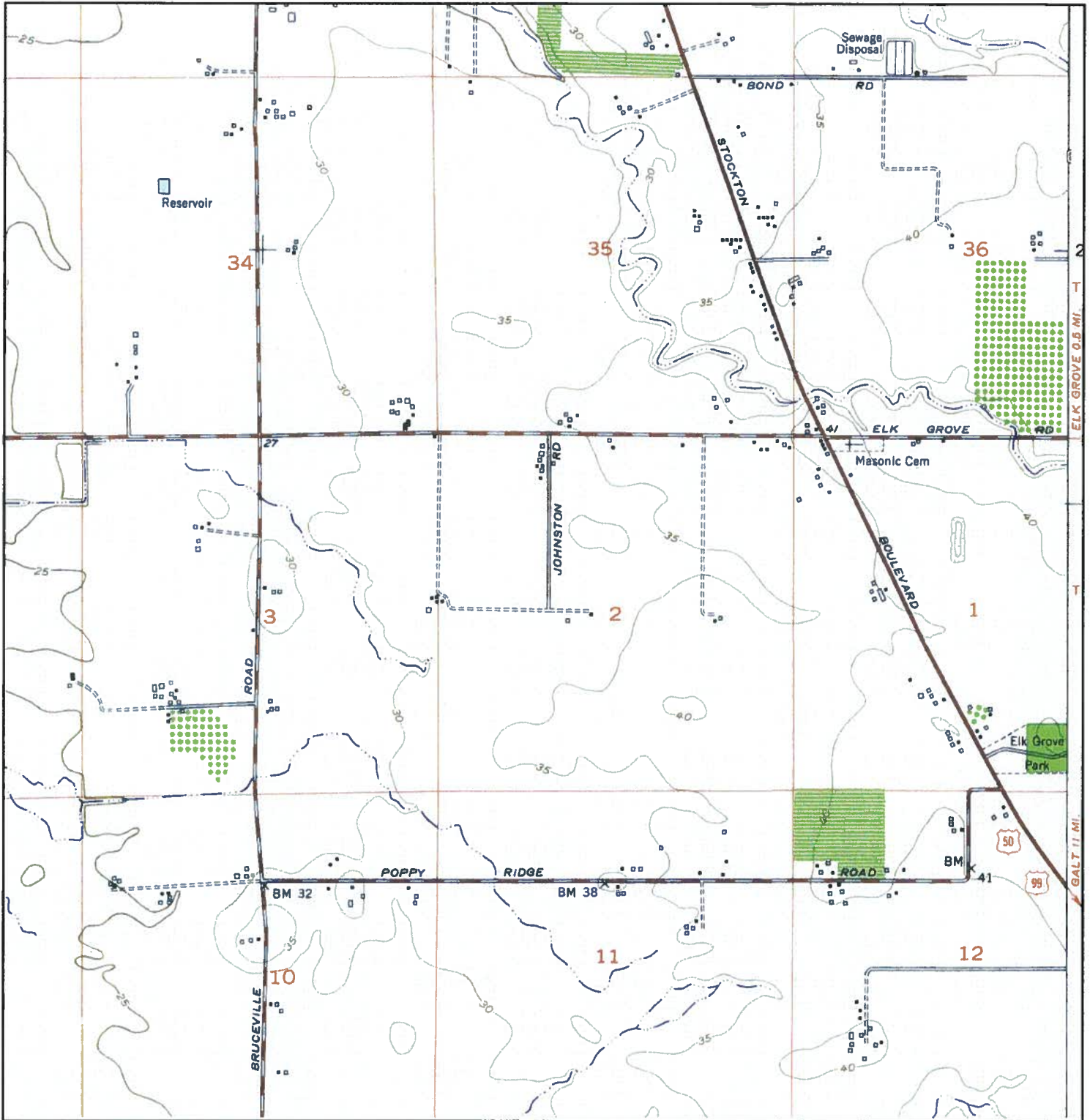



# Historical Topographic Map



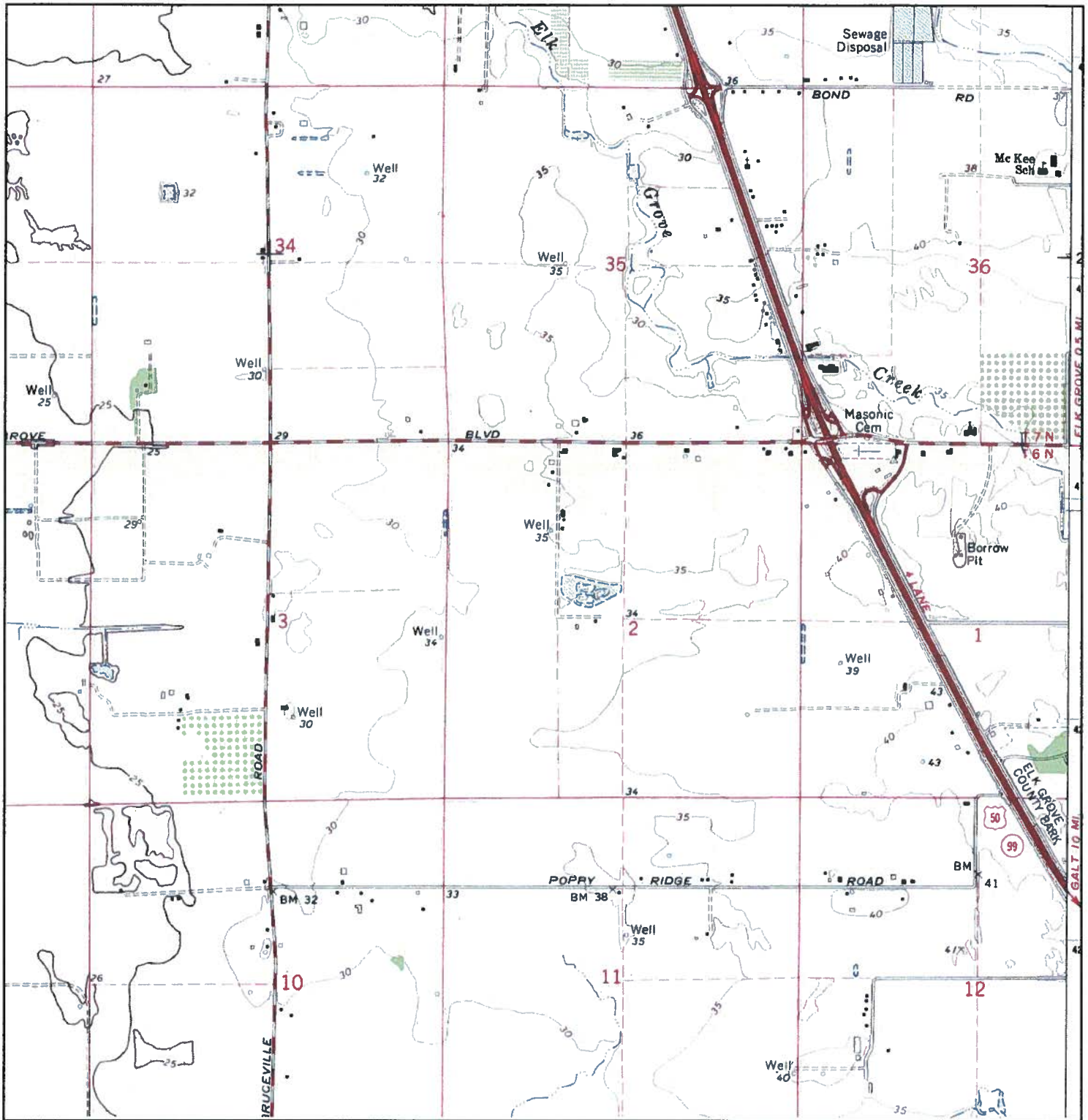
<p>N ↑</p>	<p><b>TARGET QUAD</b>  <b>NAME:</b> GALT  <b>MAP YEAR:</b> 1947</p>	<p><b>SITE NAME:</b> Civic Center Park Aquatic Center  <b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway</p>	<p><b>CLIENT:</b> Blackburn Consulting  <b>CONTACT:</b> Laura Long  <b>INQUIRY#:</b> 3554080.4  <b>RESEARCH DATE:</b> 03/21/2013</p>
	<p><b>SERIES:</b> 15  <b>SCALE:</b> 1:50000</p>	<p><b>LAT/LONG:</b> 38.404 / -121.4005</p>	


# Historical Topographic Map



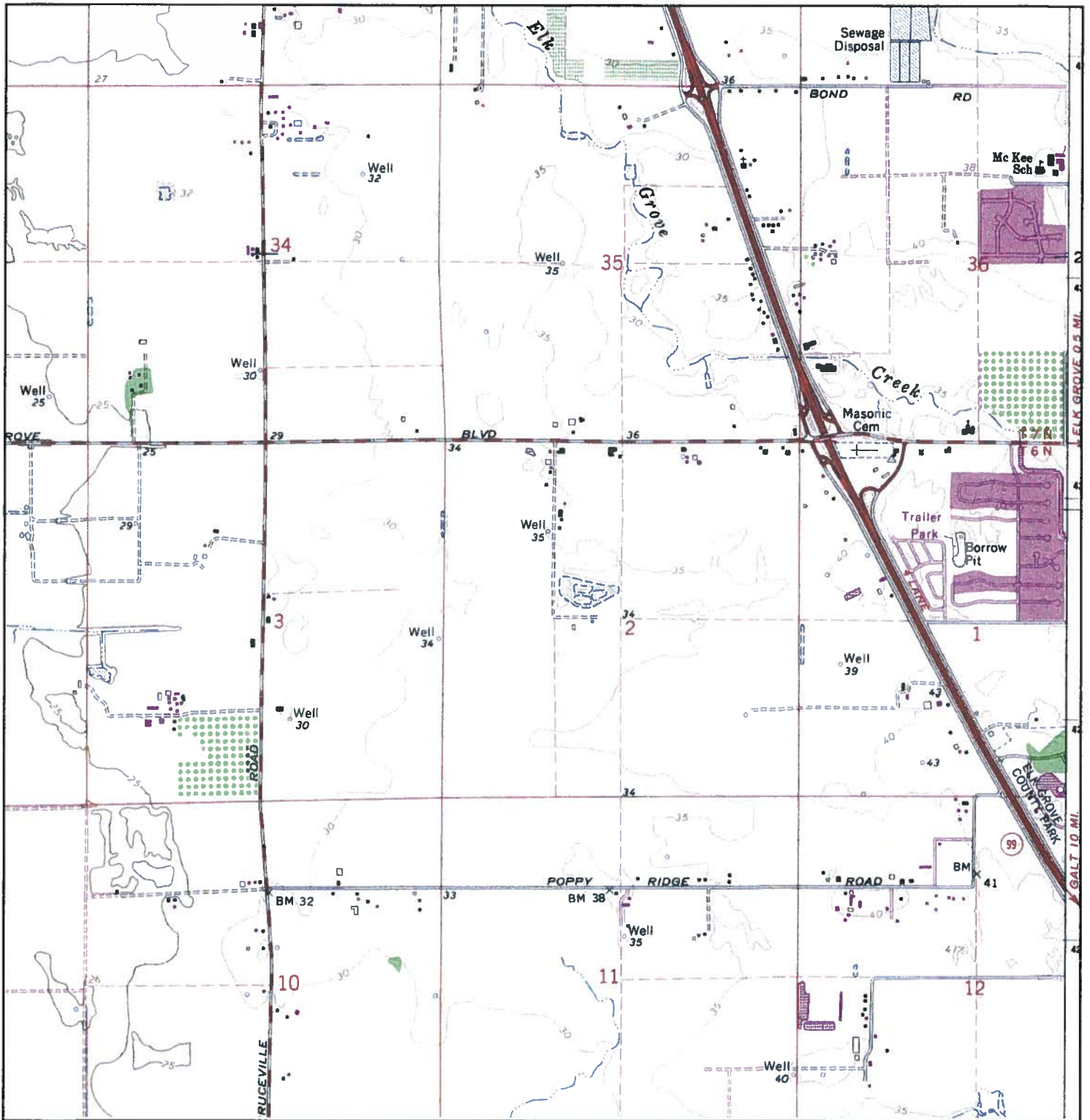
<b>N</b> 	<b>TARGET QUAD</b> NAME: FLORIN MAP YEAR: 1953	<b>SITE NAME:</b> Civic Center Park Aquatic Center  <b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway  Elk Grove, CA 95757 <b>LAT/LONG:</b> 38.404 / -121.4005	<b>CLIENT:</b> Blackburn Consulting <b>CONTACT:</b> Laura Long <b>INQUIRY#:</b> 3554080.4 <b>RESEARCH DATE:</b> 03/21/2013
	<b>SERIES:</b> 7.5 <b>SCALE:</b> 1:24000		


# Historical Topographic Map



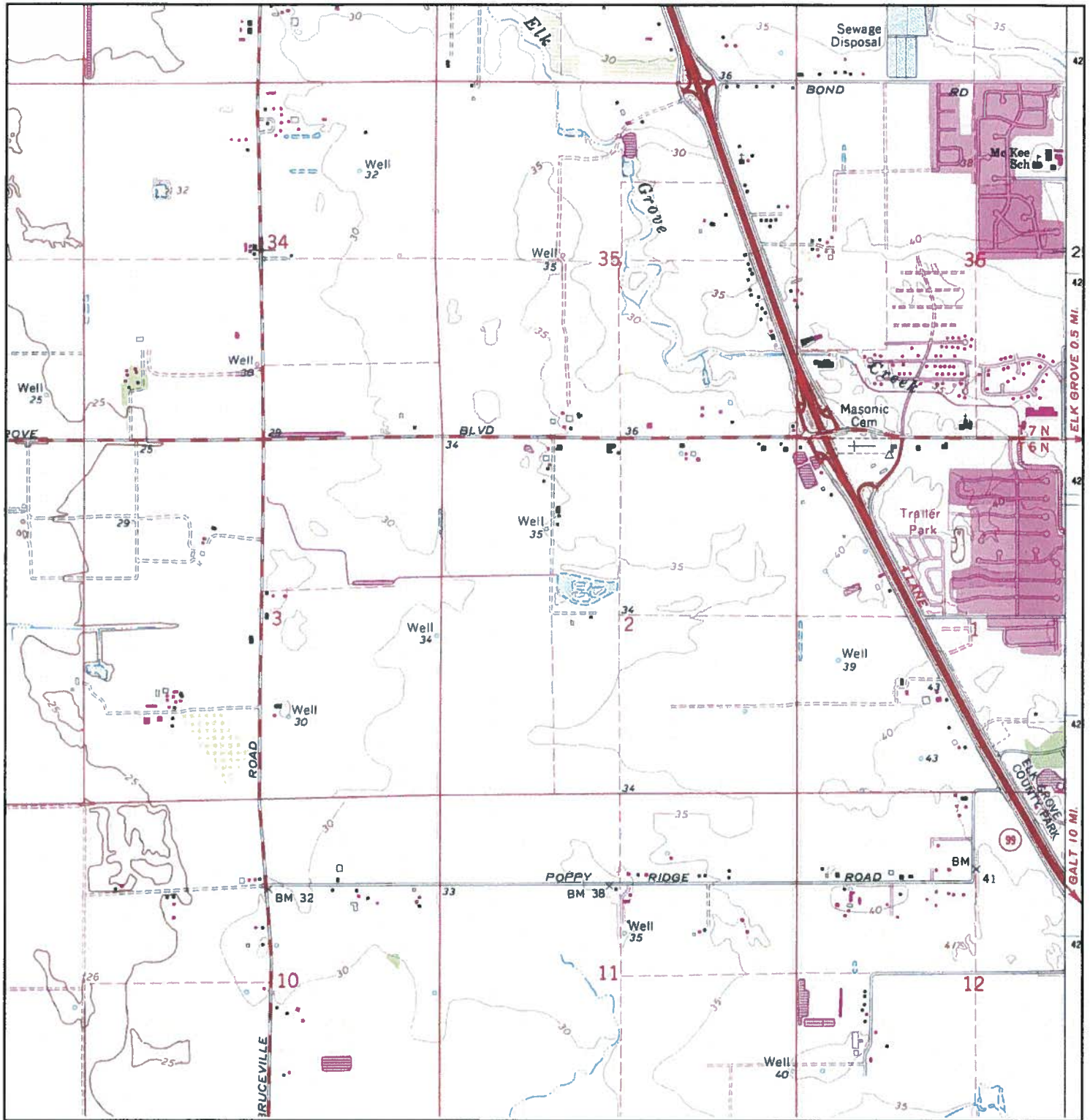
	<b>TARGET QUAD</b> NAME: FLORIN MAP YEAR: 1968	<b>SITE NAME:</b> Civic Center Park Aquatic Center  <b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway	<b>CLIENT:</b> Blackburn Consulting <b>CONTACT:</b> Laura Long <b>INQUIRY#:</b> 3554080.4 <b>RESEARCH DATE:</b> 03/21/2013
	SERIES: 7.5 SCALE: 1:24000	Elk Grove, CA 95757 LAT/LONG: 38.404 / -121.4005	


# Historical Topographic Map



<b>N</b> 	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Civic Center Park Aquatic Center	<b>CLIENT:</b> Blackburn Consulting
	<b>NAME:</b> FLORIN	<b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway	<b>CONTACT:</b> Laura Long
	<b>MAP YEAR:</b> 1975	<b>ELK GROVE, CA 95757</b>	<b>INQUIRY#:</b> 3554080.4
	<b>PHOTOREVISED FROM:</b> 1968	<b>LAT/LONG:</b> 38.404 / -121.4005	<b>RESEARCH DATE:</b> 03/21/2013
	<b>SERIES:</b> 7.5		
<b>SCALE:</b> 1:24000			

# Historical Topographic Map



<p>N</p> 	<b>TARGET QUAD</b>	<b>SITE NAME:</b> Civic Center Park Aquatic Center	<b>CLIENT:</b> Blackburn Consulting
	<b>NAME:</b> FLORIN	<b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway	<b>CONTACT:</b> Laura Long
	<b>MAP YEAR:</b> 1980	<b>Elk Grove, CA 95757</b>	<b>INQUIRY#:</b> 3554080.4
	<b>PHOTOREVISED FROM :</b> 1968	<b>LAT/LONG:</b> 38.404 / -121.4005	<b>RESEARCH DATE:</b> 03/21/2013
	<b>SERIES:</b> 7.5		
<b>SCALE:</b> 1:24000			

# APPENDIX C

EDR Report – Executive Summary

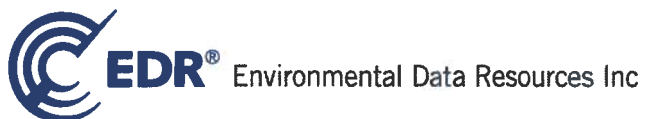
*(Entire Report in CD Format)*



**Civic Center Park Aquatic Center**  
Big Horn Boulevard/Lotz Parkway  
Elk Grove, CA 95757

Inquiry Number: 3554080.2s  
March 21, 2013

## The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

BIG HORN BOULEVARD/LOTZ PARKWAY  
ELK GROVE, CA 95757

#### COORDINATES

Latitude (North): 38.4040000 - 38° 24' 14.40"  
Longitude (West): 121.4005000 - 121° 24' 1.80"  
Universal Tranverse Mercator: Zone 10  
UTM X (Meters): 639665.6  
UTM Y (Meters): 4251646.0  
Elevation: 37 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 38121-D4 FLORIN, CA  
Most Recent Revision: 1980

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land

## EXECUTIVE SUMMARY

FEMA UST..... Underground Storage Tank Listing

### **State and tribal voluntary cleanup sites**

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Local Brownfield lists**

US BROWNFIELDS..... A Listing of Brownfields Sites

#### **Local Lists of Landfill / Solid Waste Disposal Sites**

ODI..... Open Dump Inventory  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
WMUDS/SWAT..... Waste Management Unit Database  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### **Local Lists of Hazardous waste / Contaminated Sites**

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

#### **Local Land Records**

LIENS 2..... CERCLA Lien Information  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

#### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing

#### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
US MINES..... Mines Master Index File

## EXECUTIVE SUMMARY

TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UIC.....	UIC Listing
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
HWT.....	Registered Hazardous Waste Transporter Database
HWP.....	EnviroStor Permitted Facilities Listing
Financial Assurance.....	Financial Assurance Information Listing
2020 COR ACTION.....	2020 Corrective Action Program List
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
PRP.....	Potentially Responsible Parties
WDS.....	Waste Discharge System
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal RCRA generators list***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/12/2013 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CHEVRON STATION NO 207218</b>	<b>8169 ELK GROVE BLVD</b>	<b>NNW 1/8 - 1/4 (0.191 mi.)</b>	<b>A4</b>	<b>11</b>

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 12/05/2012 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ELK GROVE</b> Status: Inactive - Needs Evaluation	<b>9660 STOCKTON BLVD</b>	<b>ENE 1/2 - 1 (0.743 mi.)</b>	<b>16</b>	<b>23</b>

#### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/30/2013 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BAKER WELLS &amp; PUMPS</b> Status: Completed - Case Closed	<b>8460 ELK GROVE BL</b>	<b>NE 1/4 - 1/2 (0.427 mi.)</b>	<b>C14</b>	<b>19</b>

## EXECUTIVE SUMMARY

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 01/30/2013 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAGUNA 99 CLEANERS</b> Facility Status: Completed - Case Closed	<b>8451 ELK GROVE BLVD</b>	<b>NE 1/4 - 1/2 (0.457 mi.)</b>	<b>C15</b>	<b>21</b>

Sacramento Co. CS: List of sites where unauthorized releases of potentially hazardous materials have occurred.

A review of the Sacramento Co. CS list, as provided by EDR, and dated 11/29/2012 has revealed that there are 3 Sacramento Co. CS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BAKER WELLS &amp; PUMPS</b> Date Closed: 01/09/1992	<b>8460 ELK GROVE BL</b>	<b>NE 1/4 - 1/2 (0.427 mi.)</b>	<b>C14</b>	<b>19</b>
<b>LAGUNA 99 CLEANERS</b>	<b>8451 ELK GROVE BLVD</b>	<b>NE 1/4 - 1/2 (0.457 mi.)</b>	<b>C15</b>	<b>21</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FLOYD PEDERSON VENTURES	7927 ELK GROVE BLVD	NW 1/4 - 1/2 (0.350 mi.)	13	19

### ***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 12/17/2012 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #207218	8169 ELK GROVE BLVD	NNW 1/8 - 1/4 (0.191 mi.)	A6	15

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Registered Storage Tanks***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>685 CENTRAL OFFICE</b>	<b>8224 ELK GROVE BLVD</b>	<b>NNW 1/8 - 1/4 (0.176 mi.)</b>	<b>2</b>	<b>10</b>
<b>SHERWOOD ALLEN RANCH</b>	<b>8300 ELK GROVE BLVD</b>	<b>NNE 1/8 - 1/4 (0.200 mi.)</b>	<b>B7</b>	<b>15</b>

## EXECUTIVE SUMMARY

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHERWOOD ALLEN RANCH	8300 ELK GROVE BLVD	NNE 1/8 - 1/4 (0.200 mi.)	B8	16

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>685 CENTRAL OFFICE</b>	<b>8224 ELK GROVE BLVD</b>	<b>NNW 1/8 - 1/4 (0.176 mi.)</b>	<b>2</b>	<b>10</b>
<b>SHERWOOD ALLEN RANCH</b>	<b>8300 ELK GROVE BLVD</b>	<b>NNE 1/8 - 1/4 (0.200 mi.)</b>	<b>B7</b>	<b>15</b>

### **Other Ascertainable Records**

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BAKER WELLS &amp; PUMPS</b>	<b>8460 ELK GROVE BL</b>	<b>NE 1/4 - 1/2 (0.427 mi.)</b>	<b>C14</b>	<b>19</b>

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 12/11/2012 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>K'S CLEANERS</b>	<b>8145 ELK GROVE BLVD STE</b>	<b>NW 1/8 - 1/4 (0.207 mi.)</b>	<b>A10</b>	<b>17</b>

## EXECUTIVE SUMMARY

Sacramento Co. ML: Sacramento County Master List. Any business that has hazardous materials on site - hazardous materials storage sites, underground storage tanks, waste generators.

A review of the Sacramento Co. ML list, as provided by EDR, and dated 11/02/2012 has revealed that there are 6 Sacramento Co. ML sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>THS PRODUCTS INC</b>	<b>8280 ELK GROVE</b>	<b>N 1/8 - 1/4 (0.138 mi.)</b>	<b>1</b>	<b>8</b>
<b>K'S CLEANERS</b>	<b>8145 ELK GROVE BLVD STE</b>	<b>NW 1/8 - 1/4 (0.207 mi.)</b>	<b>A10</b>	<b>17</b>
FAA QSL-RMLR	ELK GROVE BL	NW 1/8 - 1/4 (0.207 mi.)	A11	18
RAI - ELK GROVE	8139 ELK GROVE BLVD STE	NW 1/8 - 1/4 (0.211 mi.)	12	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MSA: BIG HORN SOUTH WELL (W50)	ELK GROVE BL/BIG HORN B	NW 1/8 - 1/4 (0.183 mi.)	A3	10
<b>CHEVRON STATION NO 207218</b>	<b>8169 ELK GROVE BLVD</b>	<b>NNW 1/8 - 1/4 (0.191 mi.)</b>	<b>A4</b>	<b>11</b>

### EDR HIGH RISK HISTORICAL RECORDS

#### **EDR Exclusive Records**

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	8169 ELK GROVE BLVD	NNW 1/8 - 1/4 (0.191 mi.)	A5	14

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	8145 ELK GROVE BLVD	NW 1/8 - 1/4 (0.207 mi.)	A9	16

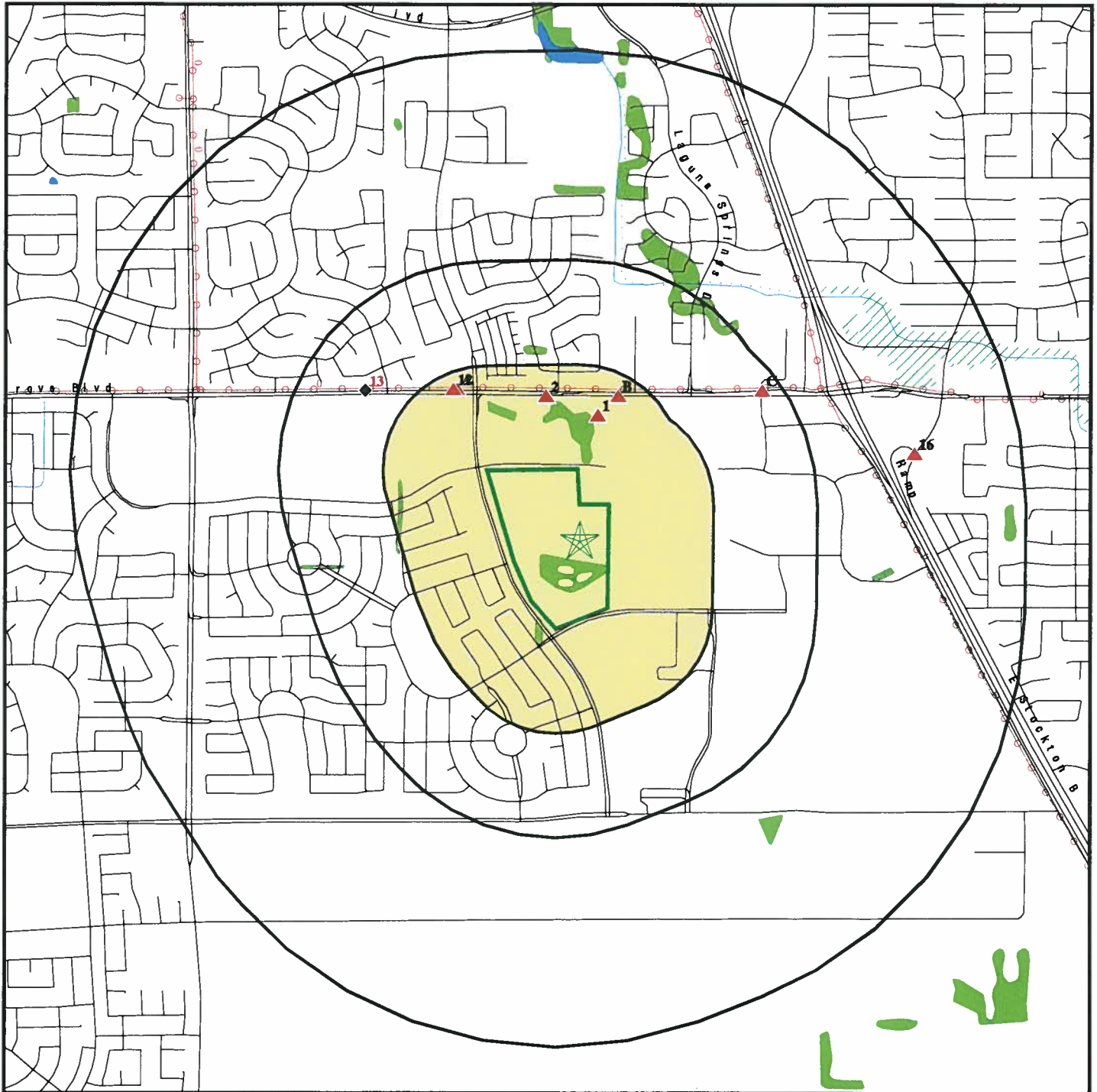


## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 14 records.

<u>Site Name</u>	<u>Database(s)</u>
G56 RIO COSUMNES CORRECTIONAL CENT	RMP
LAGUNA SPRINGS MEDICAL OFFICE PARK	NPDES
CRC ELK GROVE CENTER	NPDES
BARTHOLOMEW SPORTS PARK	NPDES
LAGUNA SPRINGS CORPORATE CENTER PH	NPDES
BUSCHER PARK	NPDES
FALES PARK	NPDES
CROOKED CREEK INDUSTRIAL PARK FRON	NPDES
UNIV PARK	NPDES
G56 RIO COSUMNES CORRECTIONAL CENT	FINDS
ASHURST WELL SITE (W46)	Sacramento Co. ML
COSUMNES COMMUNITY SVCS DISTRICT	Sacramento Co. ML
MSA: BIG HORN NORTH WELL (W52)	Sacramento Co. ML
MSA: BIG HORN WTP (WT07)	Sacramento Co. ML

# OVERVIEW MAP - 3554080.2s

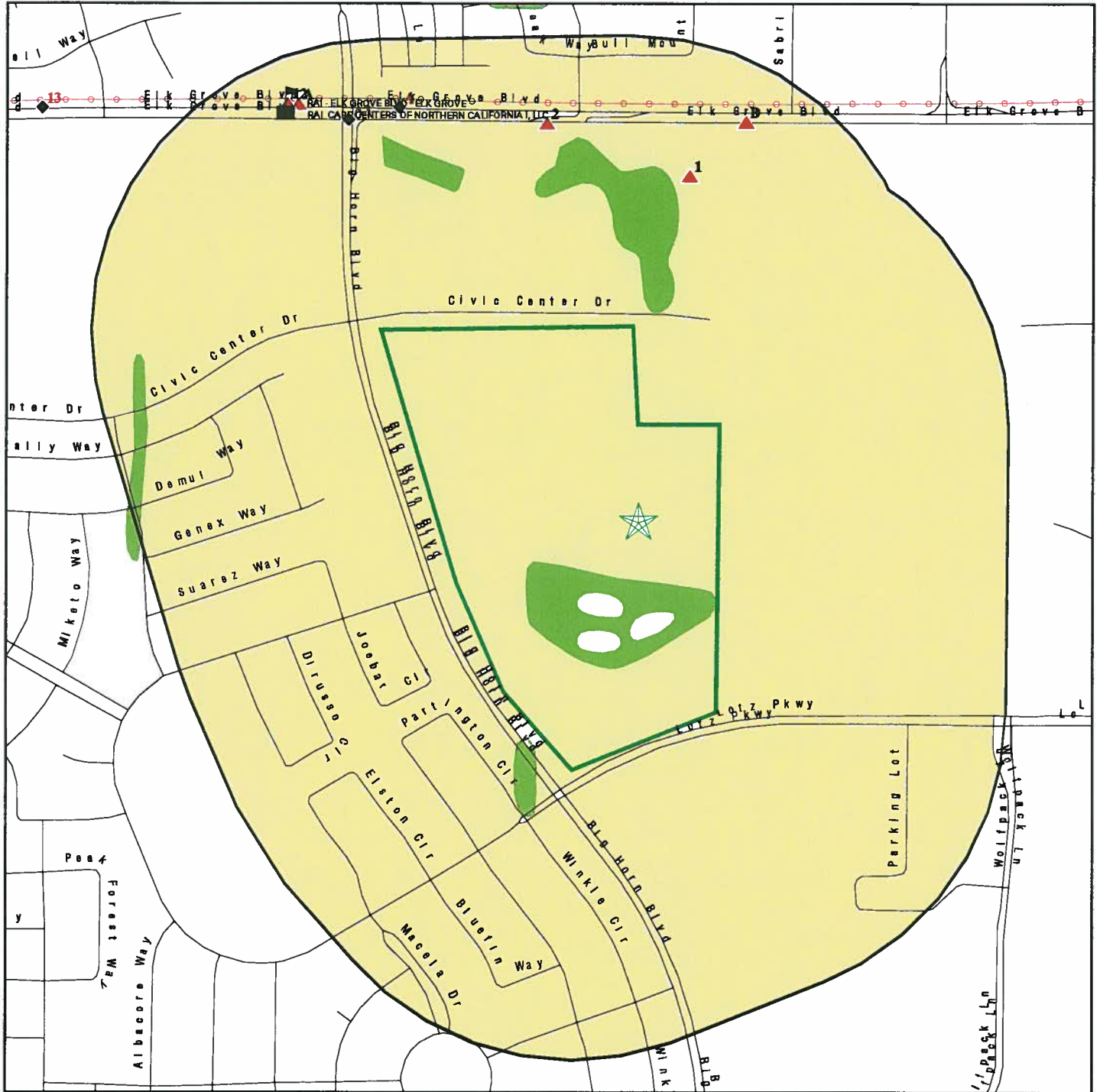
















- |   |                            |                               |                  |
|---|----------------------------|-------------------------------|------------------|
| Target Property   |                            | Indian Reservations BIA       | Areas of Concern |
| Sites at elevations higher than or equal to the target property | Power transmission lines   | Oil & Gas pipelines from USGS |                  |
| Sites at elevations lower than the target property              | 100-year flood zone        | 500-year flood zone           |                  |
| Manufactured Gas Plants   | National Wetland Inventory |                               |                  |
| National Priority List Sites                                    |                            |                               |                  |
| Dept. Defense Sites   |                            |                               |                  |

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<b>SITE NAME:</b> Civic Center Park Aquatic Center <b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway Elk Grove CA 95757 <b>LAT/LONG:</b> 38.404 / 121.4005	<b>CLIENT:</b> Blackburn Consulting <b>CONTACT:</b> Laura Long <b>INQUIRY #:</b> 3554080.2s <b>DATE:</b> March 21, 2013 3:49 pm
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# DETAIL MAP - 3554080.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<b>SITE NAME:</b> Civic Center Park Aquatic Center <b>ADDRESS:</b> Big Horn Boulevard/Lotz Parkway Elk Grove CA 95757 <b>LAT/LONG:</b> 38.404 / 121.4005	<b>CLIENT:</b> Blackburn Consulting <b>CONTACT:</b> Laura Long <b>INQUIRY #:</b> 3554080.2s <b>DATE:</b> March 21, 2013 3:51 pm
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## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL RESPONSE</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
ENVIROSTOR	1.000		0	0	0	1	NR	1
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	0	1	NR	NR	1

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	1	NR	NR	1
Sacramento Co. CS	0.500		0	0	3	NR	NR	3
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST	0.250		0	2	NR	NR	NR	2
HIST UST	0.250		0	1	NR	NR	NR	1
SWEEPS UST	0.250		0	2	NR	NR	NR	2
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Sacramento Co. ML	0.250		0	6	NR	NR	NR	6
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
PCB TRANSFORMER PROC	TP 0.500		NR 0	NR 0	NR 0	NR NR	NR NR	0 0

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	1	NR	NR	NR	1
EDR US Hist Cleaners	0.250		0	1	NR	NR	NR	1

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

# APPENDIX D

## Site Photographs







Photo 1 – APN -015 adjacent parcels to east



Photo 2 – APN -015



Photo 3 – APN -015 dirt road north side of parcel



Photo 4 – APN -015 water tower



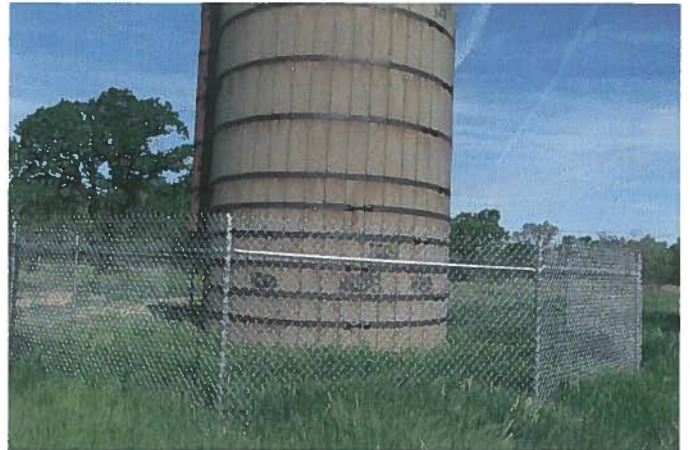
Photo 5 – APN -015 looking west



Photo 6 – APN -015 old home site



**Photo 7 – APN-015 PVC pipe at northwest corner**



**Photo 8 – APN-015 water tower**



**Photo 9 – APN -011, -012 wetland delineation**



**Photo 10 – APN -011, drainage creek**



**Photo 11 – APN-011 wetland delineation**



**Photo 12 – APN -011 culvert under Big Horn Boulevard**



Photo 13 – APN -012



Photo 14 – APN-012



Photo 15 – APN -011



Photo 16 – APN-012



Photo 17 APN-009



Photo 18 – APN-009



Photo 19 – APN-017



Photo 20 – APN-017



Photo 21 – APN – 014 south house



Photo 22 – APN – 014 shed behind south house



Photo 23 – APN – 014 shed and water tank at south house



Photo 24 – APN – 014 middle house



Photo 25 – APN – 014 middle house front



Photo 26 – APN-014 rear of middle house



Photo 27 – APN-014 front of middle house



Photo 28 – APN-014 side of north house

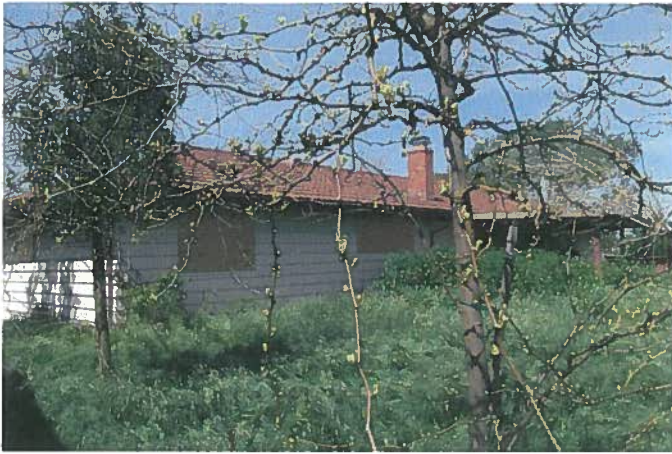
Text here



Photo 29 – APN-014 rear of south house



Photo 30 – APN-014 rear of north house



**Photo 31 – APN-014 rear of north house**



**Photo 32 – APN-014 trash pile behind north house**